

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MAY 23, 2022**

I. CALL TO ORDER – ROLL CALL: The Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX U.S.A.

COMMISSION PRESENT: Chair Antonio Prete, Vice-Chair Ronnie Creppon, Scott Mackay, Dorothy McCarther, and David Lanford.

COMMISSION ABSENT: Jason Tatum.

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary; Derek Klenke & Jeremie Meyer, TRC Engineers (3rd Party City Engineers).

II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS: No members of the public were present to speak on this item.

III. CONSENT AGENDA

1. March 28, 2022, Minutes.

Scott Mackay moved that the Commission approve the consent agenda, Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

IV. NEW BUSINESS

1. Project #: 202200062: A preliminary plat for “Poth Tract North” located on a parcel of land known by the Travis County Appraisal District as Parcel 237109, located north of U.S. Hwy 290 and adjacent to the Elm Creek NW Development, for a total of 113 lots on 36.92 acres of land.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Applicant was not present at meeting.
 - C. Open Public Hearing – The public hearing was opened at 6:34 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 6:34 P.M.
 - E. Discussion – There was discussion between the Commission and Staff regarding water quality, detention ponds, P.U.E. on lots for Aqua WSC, note on future final plat regarding internal connection of future commercial development, & lining up of entry roadways with median connection.
 - F. Consideration – Scott Mackay made a motion to approve of the item; seconded by Ronnie Creppon. The motion passed unanimously by a vote of five (5) to zero (0).

V. WORKSHOP

1. Review, discuss, and provide input for Briarwood Development Agreement.

David Harrell conducted a power point presentation of the staff report. The Chair then moved to tables to conduct the workshop. City Staff presented large scale maps of the proposed Exhibits associated with the Agreement. City Staff, Developer, and Commission discussed the background of the Municipal Utility District (MUD), zoning standards, placement of trailer for MUD, construction of north-south arterial, County Line Rd. enlargement and fees, and development of surrounding areas in relation to the Development Agreement.

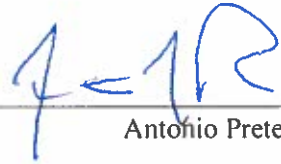
Some of the Commission individual members expressed concerns with the small size of the lots and how the north-south collector roadways don't directly connect with east-west collector through the development.

VI. ANNOUNCEMENTS

Tony Prete indicated he would like to see the start of quarterly State law requirements regarding platting or zoning with the City Attorney.

VII. ADJOURNMENT

The meeting was adjourned by the Chair at 7:24 P.M.



Antonio Prete, Chair

ATTEST: Melissa Lipiec
Melissa Lipiec, Secretary

On a motion by Scott Mackay, seconded by David Lanford,
the foregoing instrument was passed and approved on this 27th day of June 2022.